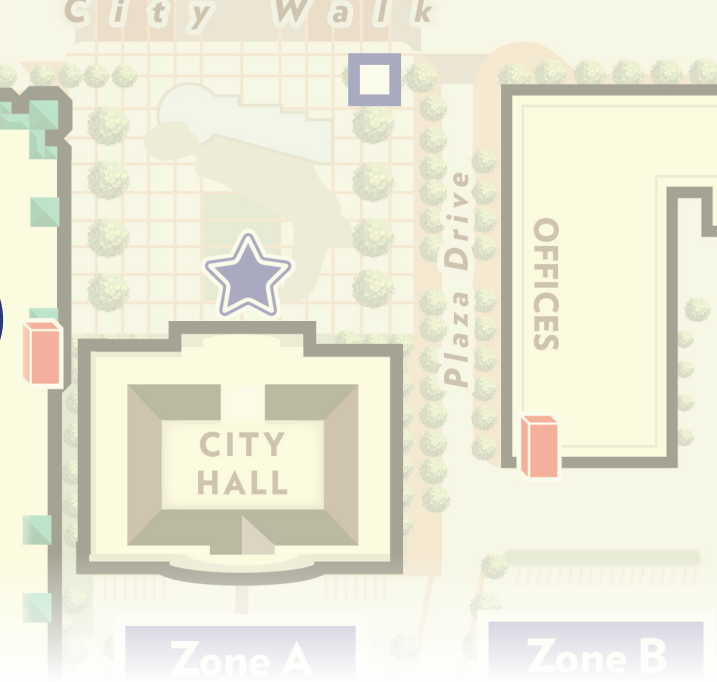


What is the LAND USE PLAN?



The Land Use Plan outlines policy direction and guidance for land use decisions and is Chapter 6 of the Comprehensive Plan. The Land Use Plan is the single most important document that will guide how the city positively and proactively responds to long-term market shifts and demographic trends—all with the goal of protecting our single-family residential neighborhoods and ensuring Sugar Land continues to be a premier place to live, work, shop and play in the region.

Why are We Updating the Plan?

- As Sugar Land's infrastructure and buildings age, the city faces new challenges in ensuring that it develops and redevelops to remain a desirable place to live and conduct business.
- The Land Use Plan is a component of the city's Comprehensive Plan and should be updated regularly to ensure it is aligned with community values.
- The Land Use Plan is not zoning or a regulatory document; however, the city's zoning regulations are guided by and must be consistent with the Comprehensive Plan. In fact, the city is required to have a Comprehensive Plan if it has zoning.
- The average age of Sugar Land residents has continually increased for the past 30 years, with the total number of school-aged children declining for more than 20 years. The city needs to respond to the changing needs of an aging population.
- With minimal vacant land left to develop, the city must be stringent in the type of development it attracts in order to continue to be a premier place to live, work, shop and play.
- As the last remaining vacant properties within the city develop, the focus is shifting to guiding infill and redevelopment in order to preserve the value of existing neighborhoods and commercial districts.
- Continued commercial development and a vibrant economy are essential in maintaining the city's low tax rate. Even as the average home value in the city has seen tremendous growth in past decades—both a reflection of the construction of new, higher-priced homes and of the strong value of property in Sugar Land, the city has taken special care to minimize the impact to the average residential tax bill by raising the homestead exemption, which has resulted in the average tax bill growing significantly slower than home values.
- The city will change—whether planned or unplanned—in response to long-term shifts in market demands and demographic trends. The Land Use Plan will guide that change in order to respond to evolving needs of current and future residents. The Land Use Advisory Committee has thoughtfully planned for the next generations, such that they may enjoy the Sugar Land that meets their needs and expectations, just as others before planned for the Sugar Land of today. With continued citizen involvement and the Land Use Advisory Committee's recommendations, the Land Use Plan will guide the city into the next 20-25 years.

Preserving Our Home Town, Building Our Future



*We are just about tapped out on land...
the plan begins the longer term task of
deciding how to shape redevelopment.*

- Julia Mickum, Land Use Advisory Committee



What Questions is the Land Use Plan Addressing?

1. How should the limited undeveloped land within the city limits be developed to maximize its value to the city and its residents?
2. What should be done to retain the value of existing neighborhoods as housing stock ages?
3. What should be done with the existing multi-family sites, as they age and market preferences change? Should new multi-family be allowed in the city and, if so, under what circumstances?
4. Where is redevelopment desirable, what form should it take and what role should the city play?
5. How can Sugar Land remain a desirable place and continue to be a regional destination to live, work, play and shop in light of shifting trends and changing demographics?
6. How can we improve mobility and connectivity with our land use/development decisions?



Read the complete Land Use Plan at **[SugarLandTX.gov/LandUsePlan](https://sugarlandtx.gov/LandUsePlan)**.